

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:08 p.m. on Wednesday, December 7, 2005, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Browning.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevno, Faulk, Horwich, and Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Isomoto, Planning Associate Crecy, Deputy City Attorney Whitham, Fire Marshal Carter, Building Regulations Administrator Segovia, and Associate Civil Engineer Symons.

4. POSTING OF THE AGENDA

MOTION: Commissioner Browning, seconded by Commissioner Busch, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; voice vote reflected unanimous approval.

5. APPROVAL OF MINUTES

MOTION: Commissioner Horwich moved for the approval of the November 2, 2005 minutes as submitted. The motion was seconded by Commissioner Faulk; voice vote reflected unanimous approval, with Commissioners Browning and Busch abstaining.

6. REQUESTS FOR POSTPONEMENT

Planning Manager Isomoto relayed the applicant's request to continue Agenda Item 8A (PRE05-00009: Alan Kossoff) to December 21, 2005.

MOTION: Commissioner Horwich moved to continue Agenda Item 8A to December 21, 2005. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

Chairperson Uchima announced that the hearing would not be re-advertised because it was continued to a date certain.

Chairperson Uchima reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

7. **TIME EXTENSIONS** – None.

8. **CONTINUED HEARINGS**

8A.. **PRE05-00009: ALAN KOSSOFF**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new single-family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 404 Camino de las Colinas.

Continued to December 21, 2005.

8B. **PRE05-00016: FRADKIN-MARTZ CORNERSTONE REALTY, LLC**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new single-family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 406 Paseo de la Playa.

Recommendation

Approval.

Planning Associate Crecy introduced the request and noted supplemental material available at the meeting consisting of correspondence received subsequent to the preparation of the agenda item.

Peter Paldino, project architect, voiced his agreement with the recommended conditions of approval.

In response to Commissioner Horwich's inquiry, Mr. Paldino indicated that he had no objection to limiting construction to Monday through Saturday and prohibiting the playing of loud radios on the job site.

Elizabeth Findley, 105 Paseo de Suenos, stated the revised silhouette is a vast improvement over the previous design, however, it does not reflect the impact on her whitewater view because it does not show the eaves which extend out between 2½ and 3 feet along the front of the building. She called for the eaves to be eliminated or sloped so that she could retain her whitewater view, which is important both aesthetically and in terms of property value.

Mr. Paldino reported that eliminating or sloping the eaves would be extremely detrimental to the project while the improvement to Ms. Findley's would be minimal, noting that she has an extensive ocean view that encompasses miles of coastline.

Commissioner Faulk asked about the possibility of reducing the size of the eaves from 30 inches to 24 inches.

Mr. Paldino responded that the building already looks squashed and he was not sure his client would even want to build it should there be any more changes.

Carey Martz, owner of the subject property, stated that he felt he has compromised as much as he can, noting that he has been able to gain the approval of every neighbor except one. He further stated that this is a significant piece of property that deserves a significant structure and that he was not inclined to spend the kind of money this project will require on something he will not be proud of.

Ms. Findley contended that the eaves were not as important as the value of her home.

Referring to Item 3a of the application, Commissioner Horwich pointed out that the applicant's answer was not responsive to the question, which is why being limited to a Floor Area Ratio of .50 would constitute an unreasonable hardship.

Mr. Paldino explained that the floor area in excess of .50 is completely underground and therefore does not contribute to the bulk of the structure.

Commissioner Horwich indicated that he would support the project, but wished there had been some effort to compromise on the size of the eaves.

Mr. Paldino offered to push the building back 6 inches toward rear of the property.

In response to Commissioner Horwich's inquiry, Planning Manager confirmed that moving the building back would not have an impact on any other neighbors as their concerns centered on view impact and the building height would remain the same.

MOTION: Commissioner Faulk, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

Chairperson Uchima commended the applicant for the revisions that were made to the project. He reported that he visited Ms. Findley's home and did not observe that the project would have a significant impact, however, he would support the compromise given her concern about the eaves.

Commissioner Busch also commended the applicant for the revisions and for showing flexibility at this hearing.

Commissioner Browning announced that he was abstaining from voting on this item because he had been under the impression that this item was going to be continued and did not visit the site.

MOTION: Commissioner Horwich moved for the approval of PRE05-00016, as conditioned, including all findings of fact set forth by staff, with the following modifications:

Add

- That the project shall be moved 6 inches to the east.
- That there shall be no construction on Sundays.
- That there shall be no loud playing of radios on the job site.

The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote, with Commissioner Browning abstaining.

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution No. 05-092.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 05-092 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote, with Commissioner Browning abstaining.

9. **WAIVERS** – None.

10. **FORMAL HEARINGS**

10A. **DIV05-00026: PALMIERI TYLER WIENER WILHELM & WALDRON, LLP**

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment to incorporate a portion of Parcel 1 (APN 7352-011-024) into Parcel 2 (APN 7352-011-003) on property located in Planned Development and M-2 Zones at Maricopa Avenue, Parcel 1 (Portion of Lot 2 Tract #53091) and Parcel 2 (Portion of Lots 1 & 2, Tract 7873) at 2727 & 2829 Maricopa Street.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Susan McDowell, representing the applicant, voiced her agreement with the recommended conditions of approval.

MOTION: Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Faulk moved for the approval of DIV05-00026, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution No. 05-175.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 05-175. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

10B. CUP05-00033, TTM63585 (EAS05-00001): HEADLANDS REALTY CORPORATION

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of a 161,785 square-foot light-industrial condominium park, containing 24 individual buildings on a 9acre site and a Tentative Tract Map to allow the division of one parcel into 25 parcels, once common parcel for access and 24 individually owned industrial lots, on property located in the M-2 Zone at 2920 Columbia Street.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Scott Sheridan, representing the applicant, voiced his agreement with the recommended conditions of approval.

Referring to EAS05-00001, Commissioner Horwich asked about mitigations for the two items checked under Item 15, Transportation/Traffic as having "less than significant impact with mitigation incorporation." Planning Manager Isomoto advised that the two items should have been checked as having "less than significant impact" and no mitigation is required.

MOTION: Commissioner Faulk, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Faulk commended staff for doing a very thorough job of evaluating the project, stating that he particularly appreciated that a tree survey was being required and the emphasis on landscaping. He also commended the developer for bring forward an excellent project that will be a great improvement to the area while preserving the integrity of the zoning. He noted that condominium ownership of industrial buildings has been very successful in another part of Torrance.

MOTION: Commissioner Horwich moved for the adoption of a Negative Declaration. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

MOTION: Commissioner Horwich moved for the approval of CUP05-00033 and TTM63585, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-181 and 05-182.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution Nos. 05-181 and 05-182. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

10C. CUP05-00034, MOD05-00010: JANO INC.

Planning Commission consideration for approval of a Conditional Use Permit and a Modification of a previously approved Conditional Use Permit (CUP74-1) to allow the operation of an auto body repair center in association with an existing adjacent auto body repair facility on property located in the M1 (PP) Zone at 23535 Telo Avenue.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Jan Trobaugh, representing the applicant, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, noting that the repair shop will be open Monday through Friday 8:00 a.m. to 6:00 p.m., with drop-off and pick-up only on Saturday from 8:00 a.m. to 4:00 p.m.

MOTION: Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Faulk moved for the approval of CUP05-00034 and MOD05-00010, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-178 and 05-179.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution Nos. 05-178 and 05-179. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

10D. CUP05-00035: STEPHANIE LAKEY

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a small collection recycling facility on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, Promenade Sub-District at 19330 Hawthorne Boulevard.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Stephanie Lakey, applicant, voiced her agreement with the recommended conditions of approval.

In response to Commissioner Faulk's inquiry, Ms. Lakey reported that that recycling center's hours of operation will be 9:30 a.m. to 4:30 p.m., seven days a week.

MOTION: Commissioner Busch, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Busch moved for the approval of CUP05-00035, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution No. 05-180.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 05-180. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

10E. PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Hal Hamilton, project designer, voiced his agreement with the recommended conditions of approval.

Commissioner Browning questioned whether there would be any removal or trimming of trees to the rear or on the north side of the property.

Mr. Hamilton indicated that trimming was a possibility, but the property owner would prefer not to remove trees.

Submitting photographs to illustrate, Commissioner Browning reported that he visited the site twice, at 10:00 a.m. and 2:00 p.m., and observed that the proposed project would block a considerable amount of sunlight from the home at 420 Camino de Encanto and suggested that a design similar to the remodel at 440 Camino de Encanto would have less impact.

At Deputy City Attorney Whitham's request, Commissioner Browning shared the photographs with the applicant.

Mr. Hamilton reported that he considered grading the lot, but rejected the idea because of all the trees that would be lost.

Planning Manager Isomoto noted that a condition was included requiring the one-story portion of the house to be reduced in height by 4.5 feet (Condition No. 5), which would allow more light to the property at 420 Camino de Encanto.

Lyle Sardie, owner of the subject property, expressed his willingness to remove or trim trees in order to allow more sunlight to 420 Camino de Encanto.

In response to Commissioner Browning's inquiry, Mr. Sardie indicated that he did not intend to increase the height of the fence on the north side of the property, but noted that a taller fence/wall would be necessary should the lot be graded down to street level as some have proposed.

Karen Harrison, 418 Palos Verdes Boulevard, representing Villa Palos Verdes Homeowners Association, requested that the applicant be required to trim trees at the rear of his property so the silhouette would be visible and Villa Palos Verdes residents could evaluate the impact on their view.

Commissioner Faulk explained that the Commission deals with the project itself and does not address landscaping and while an applicant might offer to trim or remove trees, it has not been the Commission's practice to include this as a condition or a requirement.

Commissioner Horwich pointed out that even if the applicant trimmed the trees down to the ridgeline, they would soon grow back and the situation would be the same as it is today.

Robert Diaz, 2409 W. 230th Street, reported that his father planted the trees along the rear of the subject property in the 1960s and they were already well established before the condominiums behind were built.

Michael Bahe, 456 Palos Verdes Boulevard, reported that the trees at the rear of the subject property have grown tremendously since the condominiums were built and other property owners along Camino de Encanto have done the same thing, which may be a strategy so that they can build second stories. He stated that the Hillside Ordinance was meant to strike a balance between competing interests and it does not seem fair that property owners on Camino de Encanto have been allowed to block the view of condominium residents. He likened the trees to a "spite fence."

James Golden, 408 Palos Verdes Boulevard, voiced his opposition to the proposed project due to the impact on his view and submitted photographs to illustrate.

Denise Carr, 428 Camino de Encanto, called for the project to be reduced in height from 4 to 5 feet to preserve her city-light view and to avoid blocking sunlight. She indicated that she likes the trees along the rear of the property because they help block noise from Palos Verdes Boulevard.

G. Ted Coene, 420 Camino de Encanto, reported that the proposed project would obstruct the view from his kitchen window and block winter sun, causing dampness and mildew. He suggested that grading the lot to street level, as was done at 440 Camino de Encanto, would be a better design because it would result in a flat driveway. He expressed his willingness to work with the applicant to arrive at a

compromise, but stated that no real attempt has been made to resolve his concerns. He asked that the hearing be continued and the silhouette altered to show the 4.5-foot height reduction. He noted that he does not have trees to the rear of his property that block anyone's view.

Mr. Sardie reported that he did meet with Mr. Coene and redesigned the home taking his view into consideration. He noted that he also offered to work with him to find a way to allow more sunlight to his home, such as trimming/removing trees. He maintained that the 4.5-foot height reduction would mitigate the impact on Mr. Coene's property and stated that he did not favor grading the lot to street level as it would result in a large retaining wall. With regard to the trees at the rear of the property, he reported that they are quite a bit taller than the roofline and suggested the possibility of trimming them down and maintaining them at that level to improve the view from the Villa Palos Verdes condominiums.

Commissioner Horwich indicated his preference to continue the hearing so the silhouette could be modified to show the 4.5-foot height reduction and he could see how this would impact 420 Camino de Encanto. He stated that he thought it would be nice if Mr. Sardie would trim the trees to the ridgeline and maintain them at that level, however, he did not believe it would be appropriate to include this as a condition.

Commissioner Drevno stated that she also favored a continuance because the reduction in height was hard to visualize. She questioned whether trimming the trees could be included as a condition.

Deputy City Attorney Whitham advised that the Hillside Ordinance does not address trees and only governs structures and while the Commission has the authority to impose conditions to mitigate the impact of a project, it has not been the Commission's practice to impose conditions involving trees because of the practical difficulty of enforcing them. She noted, however, that the applicant could come to an agreement with neighbors independent of the Commission, whereby he agrees to trim the trees, and if he makes that commitment on the record, there would be evidence of that promise.

Commissioner Faulk voiced support for a continuance, but suggested, in addition to modifying the silhouette, that the applicant look at other ways of reducing the height of the structure, such as plate heights and the pitch of the roof. He indicated that he was particularly concerned about the project's impact on 420 Camino de Encanto.

Mr. Sardie agreed to continue the hearing to January 4, 2006.

MOTION: Commissioner Faulk moved to continue the hearing to January 4, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Manager Isomoto announced that the hearing would not be re-advertised because it was continued to a date certain.

The Commission recessed from 9:00 p.m. to 9:18 p.m.

Planning Manager Isomoto stated that during the recess, it was brought to her attention that January 4 is the night of the Rose Bowl and asked if the Commission would like to consider canceling the meeting and starting the January 18 meeting at 6:00 p.m.

MOTION: Commissioner Drevno, seconded by Commissioner Faulk, moved to cancel the January 4, 2006 meeting; voice vote reflected unanimous approval.

Returning to the podium, Mr. Sardie agreed to continue the hearing on Item 10E to January 18, 2006.

10F. PRE05-00039: THOMAS GAHAN (FRANK BOSTROM)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence with a detached garage on property located in the Hillside Overlay District in the R-1 Zone at 22322 Susana Avenue.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Frank Bostrom, project architect, voiced his agreement with the recommended conditions of approval.

MOTION: Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Browning stated that he was very impressed by the favorable response from neighbors regarding this project.

MOTION: Commissioner Horwich moved for the approval of PRE05-00039, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution No. 05-177.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 05-177. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote.

10G. MOD05-00011 (DVP96-1, CUP79-15, CUP81-50), DVP05-00004: DEL AMO MILLS LIMITED PARTNERSHIP (ROBERT HAWLEY)

Planning Commission consideration for approval of a Development Permit and Modifications to previously approved entitlements DVP96-1, CUP79-15 and CUP81-50, consisting of 63,000 square-foot conversion of a ground floor parking lot to retail space; a 9,000 square-foot westerly expansion of an in-line retail

space; the addition of one parking level (providing 315 spaces) to the north parking structure; a two-level above grade, 100 space parking structure, extending westerly from the existing west parking structure; and a two-level above grade 270 space parking structure, located immediately west of the Macy's store; removal of a 5,000 square-foot existing restaurant building; and the new construction of a 34,000 square-foot, two-story, free-standing retail building east of Hawthorne Boulevard and south of Carson Street, at the Del Amo Fashion Center, on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, Del Amo Business Sub-District One at 3525 Carson Street.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Elena DeSalvo, General Manager of Del Amo Fashion Center, reported that the Mills Corporation plans to transform Del Amo Fashion Center into a premiere shopping and entertainment destination with a \$300 million renovation; that the renovations began in January 2005 on the north side of the mall; and that the proposed entitlements are for the next phase, which will provide a stand-alone store for Crate & Barrel, improve the footprint of the mall and provide additional parking. She noted that the changes will not add any square footage to the mall, but will provide additional parking. She explained that the Crate & Barrel flagship store will be the cornerstone of the revitalization and that the store is scheduled to be open in time for next year's Christmas season.

Using a scale model and renderings to illustrate, Jacques Verlinden, project architect, briefly described the proposed project. He explained that each Crate & Barrel store is designed for its specific location; that he paid very careful attention to how the building will look from different vantage points and at different times of the day and night; and that the building was broken down into components using different materials to disguise its bulk.

Commissioner Drevno commented positively on the design of the building.

Chairperson Uchima noted that parking near the Barnes & Noble bookstore is very congested and asked if this issue was addressed in the remodeling.

Ms. DeSalvo advised that renovations will include a two-level parking structure west of Macy's to alleviate congestion in that area.

In response to Commissioner Busch's inquiry, Mr. Verlinden reported that Crate & Barrel would have approximately 100 employees present on any given day, depending on the season, and noted that employees must park in the remote parking.

Donna Spreitzer, President of Southwood Homeowners Association, stated that Southwood residents understand that the mall is in desperate need of an overhaul and they are willing to put up with some inconvenience to have a great place to shop. She noted that they are looking forward to having a Crate & Barrel store nearby.

Don Lee, Chairman of the Board of the Torrance Chamber of Commerce, reported that the Chamber appreciates the millions of dollars the Mills Corporation has committed to renovate the mall and believes this is a wonderful project, which will revitalize the community.

Debbie Hays, President of Old Torrance Neighborhood Association, reported that her organization strongly supports the project and commended the Mills Corporation for their efforts to work with the community. She indicated that her only concern was about the adequacy of the parking once the renovations have been completed.

Charles Cullen, 3510 Emerald Street, expressed concerns about the lack of sidewalks and pedestrian pathways in the area of the mall. He reported that he walks to the health club early in the morning and must dodge traffic and noted that the mall area in general is not pedestrian friendly.

Commissioner Faulk noted that Condition No. 102 requires that the applicant submit an internal pedestrian pathway circulation plan that connects public sidewalks to private walkways for review and approval by the Community Development Department.

Planning Manager Isomoto reviewed the parking enhancements included in this proposal and confirmed that the mall meets all parking requirements. She explained that if a business is extremely successful, a customer may have to walk a little farther, but there will always be parking spaces available and that staff will be working with the mall to come up with a pedestrian plan that provides the safest and most direct route.

In response to Commissioner Horwich's inquiry, Ms. DeSalvo advised that Carson Street will not be closed in connection with this project.

Commissioner Faulk congratulated the Mills Corporation on getting Crate & Barrel to build a location at the mall; commented positively on the building's design; and questioned whether the International House of Pancakes would relocate at the mall.

Ms. DeSalvo reported that IHOP's site was the only location that would work for Crate & Barrel and the mall was unable to find an acceptable site for IHOP to relocate.

Commissioner Faulk asked about the type of stores the mall envisions for the new retail area that is replacing ground level parking east of Macy's because it seems that this dungeon-like space would not be conducive to retail.

Ms. DeSalvo explained that this area will be part of a two-level interior corridor of in-line retail that will lead to a new high-end department store and promised that it will not be dungeon-like once renovations have been completed. She noted that this was a specific requirement of the department store in order to locate here and that she could not reveal the name of the department store at this time, but hopes to do so in the near future.

Chairperson Uchima asked about renovations to the area of the mall that stretches from the Macy's home store to Sears. Ms. DeSalvo reported that plans for that section of the mall are currently being discussed with City staff.

MOTION: Commissioner Faulk, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Faulk moved for the approval of MOD05-00011 and DVP05-00004, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-183 and 05-184.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution Nos. 05-183 and 05-184. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

11. **RESOLUTIONS** – None.
12. **PUBLIC WORKSHOP ITEMS** – None.
13. **MISCELLANEOUS ITEMS** – None.
14. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS** – None.
15. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Isomoto reviewed the agenda for the Planning Commission meeting of December 21, 2005.

16. **ORAL COMMUNICATIONS**

16A. Planning Manager Isomoto discussed possible dates for a going away dinner for Commissioners LaBouff and Muratsuchi and asked about Commissioners' availability.

16B. Referring to the earlier discussion on Item 10E, Commissioner Faulk stated that he did not believe the Commission should become involved in regulating trees on private property because of the bureaucratic nightmare that would result.

Planning Manager Isomoto agreed, noting the staff already spends a disproportionate amount of time on hillside cases.

17. **ADJOURNMENT**

At 10:25 p.m., the meeting was adjourned to Wednesday, December 21, 2005, at 7:00 p.m.

Approved as Submitted February 1, 2006 s/ Sue Herbers, City Clerk
